

AGENDA REQUEST
BUSINESS OF THE PLANNING AND ZONING COMMISSION
CITY OF SUGAR LAND, TEXAS

AGENDA OF: 04/22/04 DEPT OF ORIGIN: DEVELOPMENT SVCS. REQ. NO. V A
DATE SUBMITTED: 04/14/04

ORIGINATOR: CHRIS WINEINGER, PLANNER

SUBJECT: DOMINO'S OF SUGAR LAND PRELIMINARY PLAT

PROCEEDING: CONSIDERATION AND ACTION

EXHIBITS: PRELIMINARY PLAT

APPROVED FOR SUBMITTAL:

DOUGLAS P. SCHOMBURG, AICP, ASSISTANT CITY PLANNER *D.P.S.*

SABINE A. SOMERS-KUENZEL, AICP, CITY PLANNER *A.S.K.*

EXECUTIVE SUMMARY:

Mr. Robert Cranshaw, Live Oak Realty, Ltd., requests the consideration and approval of the Domino's Sugar Land Preliminary Plat. This Plat consists of one unrestricted commercial reserve totaling 0.473 acres in the City of Sugar Land and zoned Restricted Industrial (M-1). The property is located north of the northwest intersection of Dairy Ashford Road and West Airport Boulevard, immediately north of the existing Chevron convenience store and is presently un-platted. The property lies within Fort Bend County Municipal Utility District No. 21. Cross access is being provided between Reserve A of the Chevron Food Mart Plat and the subject property.

The Development Review Committee has reviewed the plat and finds that it conforms to the Development Code, Subdivision Regulations, Comprehensive Plan, Water and Wastewater Master Plan, Master Drainage Plan, and Master Roadway Plan with the exception of two items that need correction at the time of Final Plat:

- Removal of the City of Sugar Land Administrative Approval Signature Block
- Correction of remaining typographical errors on the plat

Additional Information Regarding the Plat:

Approval of the Preliminary Plat by the Planning and Zoning Commission will allow a Final Plat to be submitted within a one-year time frame. When the Final Plat for the Domino's Sugar Land property is submitted, that document will require all applicable Master Notes, signature blocks, Letters of No Objection from all applicable jurisdictions including Fort Bend County MUD No. 21, and any required infrastructure construction plans. As with all development within the City of Sugar Land and ETJ, infrastructure construction plans shall be approved prior to construction of any improvements.

RECOMMENDED ACTION

The Planning Division, in conjunction with the Development Review Committee, recommends approval of Domino's Of Sugar Land Preliminary Plat with the following contingencies to be addressed at the time of Final Plat:

- Removal of the City of Sugar Land Administrative Approval Signature Block
- Correction of remaining typographical errors on the plat

Cc: Robert Cranshaw, Live Oak Express Realty, Ltd. brazosrc@swbell.net
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File No. P0001462

Copy of Proposed Preliminary Plat:

